

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/7 STEPHENSON STREET SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/10 STEPHENSON STREET SPRINGVALE VIC 3171	\$620,000	19-Apr-24
3/14 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$665,000	26-Aug-24
4/14 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$630,000	20-Dec-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**2/10 STEPHENSON STREET  
SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$620,000** Sold Date **19-Apr-24**

Distance **0.09km**



**3/14 WHITWORTH AVENUE  
SPRINGVALE VIC 3171**

2 - -

Sold Price **\$665,000** Sold Date **26-Aug-24**

Distance **0.06km**



**4/14 WHITWORTH AVENUE  
SPRINGVALE VIC 3171**

2 1 1

Sold Price <sup>RS</sup> **\$630,000** Sold Date **20-Dec-24**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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